

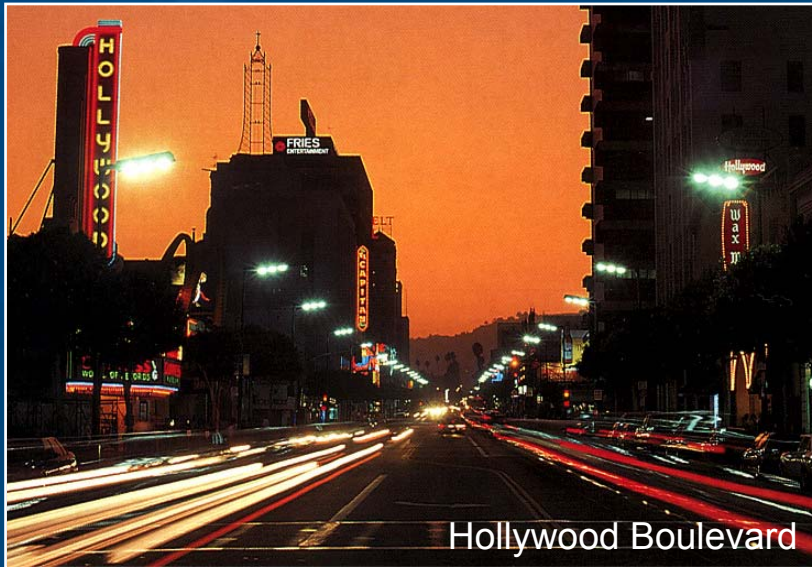


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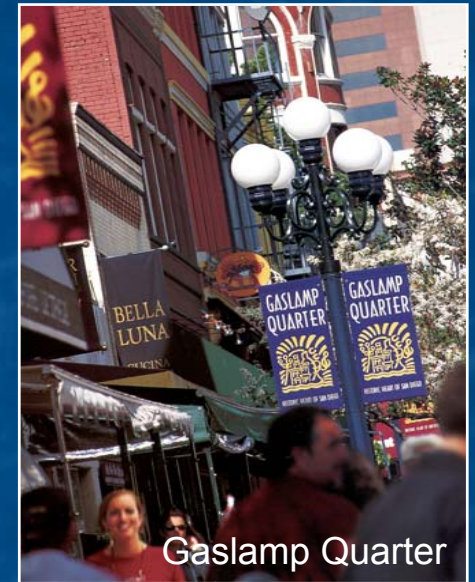
TOOLS TO REVITALIZE COMMUNITIES:

A Mixed-Use Housing Development Symposium

www.cimgroup.com

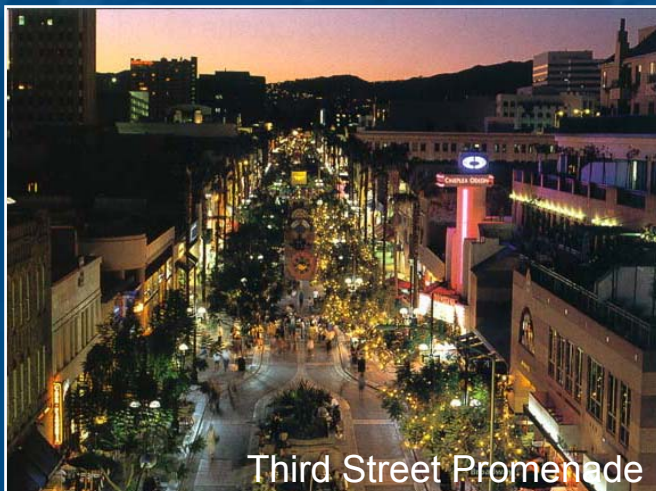


Hollywood Boulevard



Gaslamp Quarter

CIM Group.....Investing in Urban Communities



Third Street Promenade



Birch Street, Brea

Our Strategy

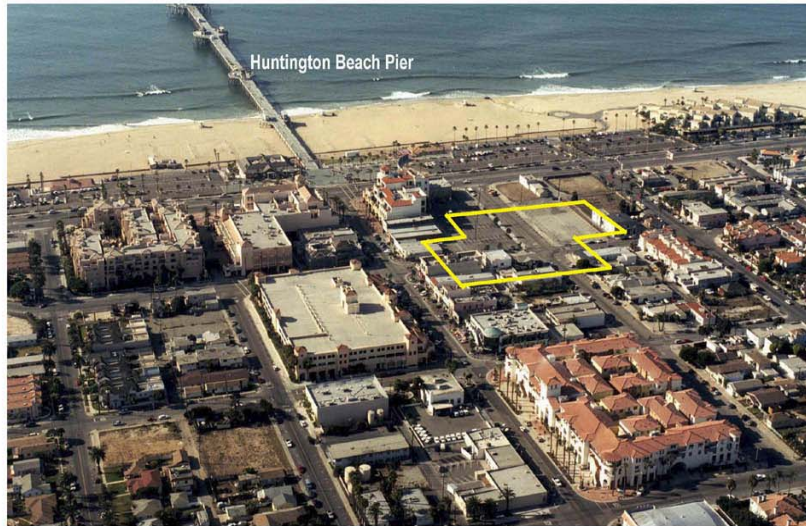
- ***Urban Districts***
- ***Great Locations and Community Support***
- ***Full service Business Environment for retailers***
- ***Work Effectively with City Agencies***
- ***Optimize Development and Tenanting Plans***
- ***Multi-property Strategy***

CIM Group is a Full Service Real Estate Firm

- ***Investment/Acquisition***
- ***Planning & Development***
- ***Construction Management***
- ***Leasing***
- ***Property Management***
- ***Exit Strategy and Execution***

HUNTINGTON BEACH, CA

THE STRAND



View from Pacific Coast Highway



Aerial looking towards Huntington Beach pier along Fifth Street



View of Plaza Court

Project located on portions of two blocks
fronting on Pacific Coast Highway,
Walnut, Sixth and Fifth Street.
Total Project Cost: \$48 mil
Retail / Restaurants: 72,500 sf
Office: 33,600 sf
Marriott Residence Inn: 149 Rooms
Public Parking Spaces: 500 spaces

SAN DIEGO, CA

ON BROADWAY



YARDHOUSE RESTAURANT (18,000 SF)



UPPER FLOOR LOFT



COMPLETED 2003

CIRCA 1924



Restoration and adaptive reuse of the historic Walker Scott Department store and Owl Drug building. Located at the crossroads of the Gaslamp Quarter, Horton Plaza and the financial district in Downtown San Diego.
Retail: 60,000 sf
32 residential lofts
275 car parking garage



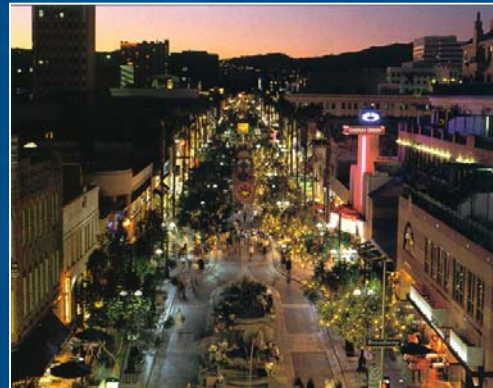
HOUSING
PRODUCTION



RETAIL



NEW
NEIGHBORHOODS
&
ECONOMIC
DEVELOPMENT



INVESTMENTS IN LOS ANGELES



DOWNTOWN LOS ANGELES



SAN PEDRO



HOLLYWOOD



MIDTOWN PLAZA



Total Investment (projected) \$940 Million
Total Building Area (inc parking) 4.52 Mil. sf
Retail: 1,360,000 sf
Office: 668,000 sf
Residential: 1,716 du
Theater: 180,000 sf
Hotel: 637 Rooms

DOWNTOWN LOS ANGELES



**SOUTH
VILLAGE**
HISTORIC GAS CO.
LOFTS



HISTORIC GAS CO. LOFTS

FLOWER STREET LOFTS



801 SO. GRAND



655 SO. HOPE



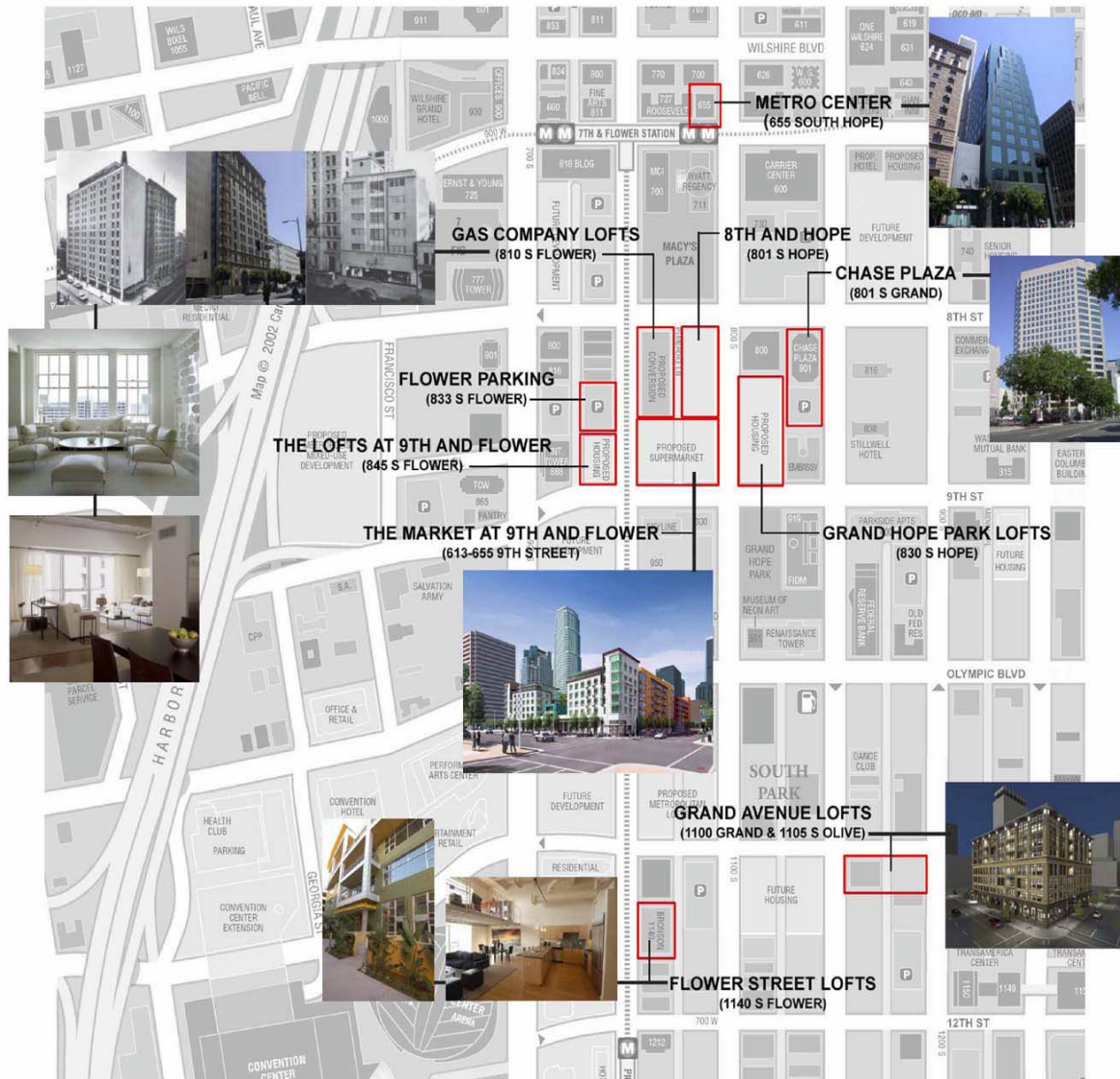
RALPHS SUPERMARKET and LOFTS ABOVE

Total Investment (projected) \$464 Million
Total Building Area (inc parking) 2.17 Mil. sf
Retail: 177,700 sf
Office: 516,000 sf
Residential: 1583 du



1100 GRAND AVE. LOFTS

LOS ANGELES PROPERTIES



HOLLYWOOD



HOLLYWOOD & HIGHLAND



SUNSET & VINE TOWER



TV GUIDE HOLLYWOOD CENTER



HOLLYWOOD GALAXY



Total Investment (projected) \$321 Million
 Total Building Area (nic pkg) 1.76 Mil.ssf
 Retail: 720,000 sf
 Office: 152,000 sf
 Residential: 133 du
 Theater: 180,000 sf
 Hotel: 637 Rooms



2ND AND SANTA CLARA

BLOCK THREE

TWOHY LOFTS
(210 SOUTH FIRST STREET)



SAN JOSE, CA

HEART OF THE CITY



TWOHY LOFTS

Retail: 7,000 sf
36 Live/Work Lofts

TWOHY LOFTS



2ND AND SANTA CLARA MIXED USE

2nd and SANTA CLARA

Retail: 17,500 sf
Apartment Units: 32
Condominiums: 44
Parking: 172 spaces

BLOCK THREE



BLOCK THREE

Retail: 36,000 gsf - First Phase
Retail: 41,000 gsf - Second Phase
Condominiums: 335
Parking: 923 - 973 spaces

SACRAMENTO, CA

PLAZA LOFTS



NW of the State Capitol, fronting on Cesar Chavez Plaza Park, in Downtown Sacramento

Total Project Cost: \$49 Million

Retail: 21,000 sf

Loft Apartments: 225

Parking: 300 spaces

ANAHEIM, CA

CENTER STREET PROMENADE



BEACON LOFTS (A1)
11,500 sf Retail, 59 Lofts



PARCEL A2
7,700 sf Retail, 50 Lofts



BROADWAY COURTS (B)
7,000 sf Retail, 95 Apartments



PARCEL D
10,000 sf Retail, 129 Condominiums



PARCEL A3
10,000 sf Retail, 129 Condominiums



MASTER PLAN OF DEVELOPMENT

WEST HOLLYWOOD, CA

HANCOCK CORNER



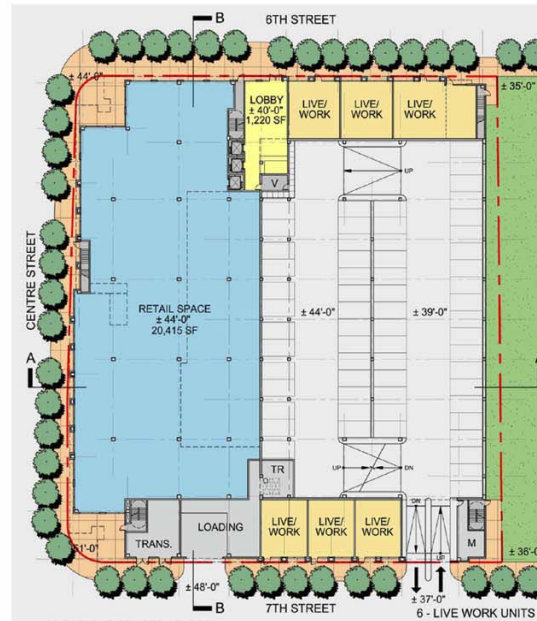
Retail: 10,738 sf (Ground Floor)
Condominiums: 33
Rental Units: 7
Total Project Cost: \$15 Million

SAN PEDRO, CA

CENTRE STREET LOFTS



CENTRE STREET LOFTS

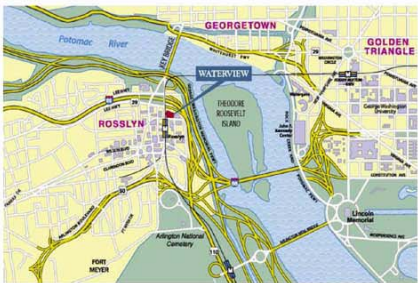


Total Investment (projected) \$40 Million
 Total Building Area (inc parking) 153,000 sf
 Retail: 21,000 sf
 Residential: 114 du

WASHINGTON, DC

WATERVIEW

In Association with JBG Companies and Trizec Properties



Mixed-use project located at the end of the Key Bridge in Arlington, VA

Total Project cost: \$275 Million

Office: 620,000 sf

Condominiums: 160,000 sf (159 units)

Hotel: 126,000 sf (154 Rooms)

Third Party Capital provided by CIM Urban Real Estate Fund, L.P.

5TH and K

In Association with Lowe Enterprises



Mixed-use project on former Wax Museum site, NoMa neighborhood, Northwest quadrant of Washington.

Total Project cost: \$150 Million

Retail: 110,000 sf

Apartments: 150,000 sf (202 units)

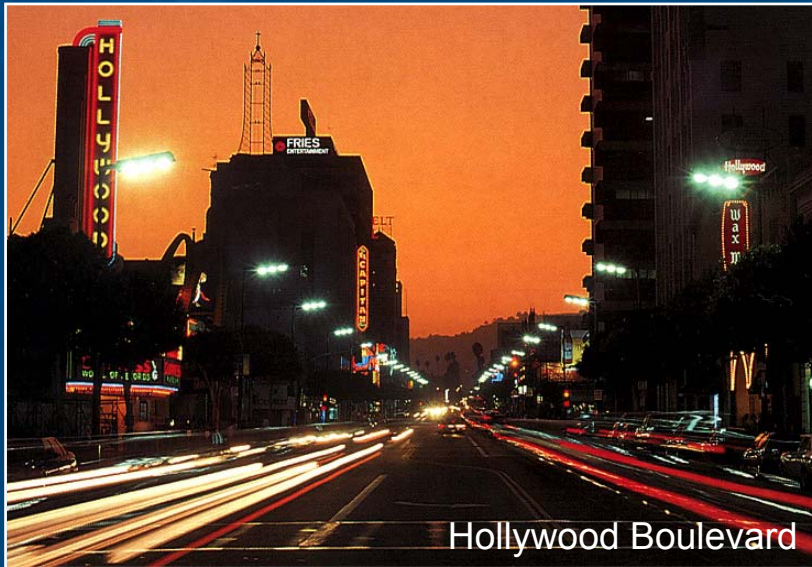
Condominiums: 360,000 sf (421 units)

Total Building Area: 620,000 sf

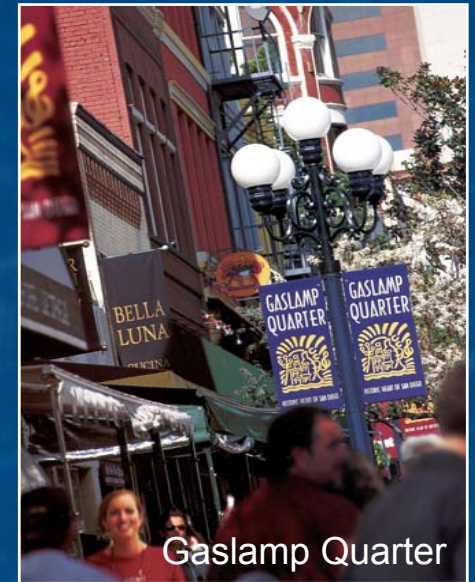
CIM Urban Real Estate Fund, L.P. and the project Co-Sponsors (Lowe Enterprises Real Estate Group-East, Neighborhood Development Corp. and Bundy Development Corp.) were selected by RLA Revitalization Corp. February 2004



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GROUP
Investing in Urban Communities

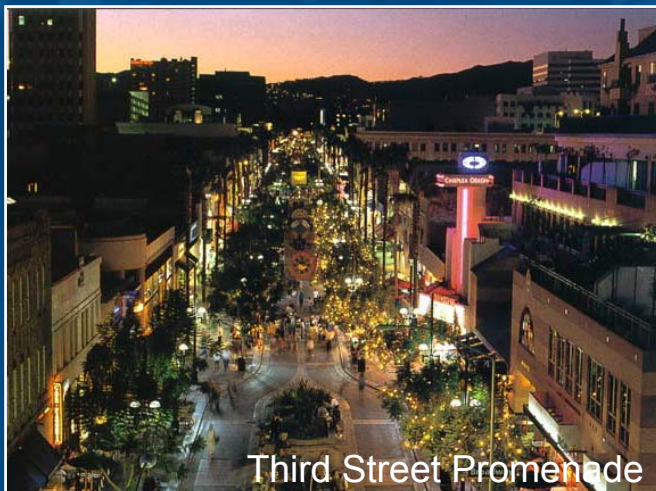


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